

MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held July 7, 2011, at 7 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

In Attendance:	Chad Anderson	Chris Anderson (Arr. 7:15)	Matt Deskovick
	Scotty Ensign	Bob Hailey	Carl Hickman
	Eb Hogervorst	Kristi Mansolf	Jim Piva
	Dennis Sprong	Paul Stykel	Richard Tomlinson
	Kevin Wallace		

Excused Absence: Torry Brean and Angus Tobiason

Jim Piva, RCPG Chair, acted as Chair of the meeting, Bob Hailey, RCPG Vice-Chair, acted as the Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:00 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: DETERMINATION OF A QUORUM (Mansolf) – The Secretary Determined a Quorum was Present.

ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Torry Brean and Angus Tobiason had excused absences.

ITEM 5: ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair announced that the Cedar Falls trail was not closed yet, but there was a meeting in Supervisor Jacob's office with involved agencies July 6, and there is talk to close the trail for a few months due to the increase in activity and the fatality that occurred the previous day. There were 3 air requests on July 7 at Cedar Falls.

Mr. Sprong heard there was to be a 72 hour closure pending a more permanent closure.

ITEM 6: FORMATION OF CONSENT CALENDAR

Mr. Sprong brought forward, to the Consent Calendar, Item 13-G-1, the intersection of 7th and Main – consideration of a parking prohibition. Mr. Miller asked for the Ramona Trails & Transportation Subcommittee's support to propose to the County that the curbs along 7th Street, from Main Street, be restriped red. Mr. Miller's concern is the difficulty of turning from Main Street onto 7th Street towing trailers. He stated there is not enough room to do so when people are parked along 7th Street close to Main Street. Mr. Sprong brought forward the motion from the Subcommittee:

MOTION: TO BRING ITEM 13-G-1 ACTION BY THE TRANSPORTATION/TRAILS SUBCOMMITTEE FORWARD TO THE CONSENT CALENDAR: TO SEND A LETTER TO THE COUNTY PROPOSING INSTALLATION OF RED CURBING ON THE NORTH

SIDE OF MAIN STREET INTERSECTIONS, ON BOTH EAST AND WEST QUADRANTS OF A DISTANCE OF 50 FEET.

Upon motion made by Dennis Sprong and seconded by Scotty Ensign, the motion **passed 12-0-0-0-3**, with Chris Anderson, Torry Brean and Angus Tobiason absent.

ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Bob Hailey and seconded by Dennis Sprong, the motion **passed 12-0-0-0-3**, with Chris Anderson, Torry Brean and Angus Tobiason absent.

ITEM 8: APPROVAL OF MINUTES 6-2-11 (Action)

The Chair announced the minutes of the meeting June 2, 2011, would be considered for approval at the August 4, 2011, meeting, due to the Secretary having to go out of town unexpectedly just prior to the meeting.

ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini addressed the RCPG on the Highland Valley/Dye/Hwy 67 intersection. He had requested a workshop be held to again consider the new plan for the intersection at the RCPG meeting June 2, 2011. Once plans are in place, construction of the intersection wouldn't begin for 8 years. He asked the RCPG to get ahead of the curve and establish a workshop on this issue so Ramona can get some traffic relief. Numerous people are affected by this intersection.

ITEM 10: Flood Control Master Plan for Ramona, Cid Tesoro, San Diego County Flood Control (Discussion and Possible Action)

Cid Tesoro, San Diego County Flood Control District Manager, introduced Dennis Bowling, the Flood Control District Advisory Commission Chair, and Roberta Cronquist of Rick Engineering Company.

Ms. Cronquist presented a powerpoint that included discussion of the Flood Control District Advisory Commission, with members appointed by the Board of Supervisors, to assist the Flood Control District Manager with policy decisions, budget allocations and capital expenditures. She talked about previous master drainage plans that have been updated over the years. Ramona is Special Drainage Area 8, which is divided into 2 study areas. Over half of Ramona, including the Town Center, drains to the north while the southern watershed drains into the San Vicente Reservoir. A lot of work goes into a drainage master plan, which plans for future drainage improvements by creating an inventory, calculates storm water runoff based on planned land uses, identifies recommended improvements, estimates construction costs of proposed facilities, prioritizes projects and calculates drainage fees.

Public safety is a main consideration. Environmental impacts are identified and there is a review of compatibility with other County land use related plans.

The Chair opened up the item for questions.

Jerry Berman, Ramona resident, asked about site surveys.

Mr. Tesoro said field surveys are conducted after a report of a problem. The problem is verified and the issues is followed up with the road maintenance folks.

Ms. Cronquist said it took several months to review the projects for the existing drainage inventory structure.

Mr. Berman said he is aware of areas that flood every year.

Ms. Cronquist said places that flood annually are given a higher priority for that category. This may not affect all categories that are considered.

The Chair said there was a meeting with the County. There will be a forum on flood control in the near future to come up with a list of recurring problem areas. This will be done over the next couple of months.

Linda Berman, Ramona resident, asked about grants to help with priority projects. Is there a way to obtain these?

Mr. Tesoro said some grants may meet the criteria for an area. The County would complete and submit the grants. Flood control facilities are designed according to potential storm magnitudes.

Mr. Stykel asked about the Denny's area becoming a priority?

Mr. Tesoro said that the forum will provide information on where concerns are. These will then be prioritized. Depending on the costs and if grants can fund the project, a project could take 5 to 10 years.

Mr. Ensign said that buildings are being approved to be built in floodplain areas.

Mr. Tesoro said sometimes there is a cumulative impact, and areas may have not been looked at as a whole for flood control issues.

Mr. Anderson said that silting is a problem. Some areas may silt up where they didn't before. This could lead to flooding. Mr. Anderson felt that drainage facilities may not be maintained.

Mr. Tesoro said Flood Control maintains their own facilities. They have to follow an environmental review process and work is scheduled. They can only work certain times of the year. The laws have to be followed. They comment on upcoming changes to the law at the Federal and State level while they are being created to be sure they are workable.

The Chair said that at the meeting in Supervisor Jacob's office, it came up there are a lot of drainages on private properties. A list of what can and can't be done with private drainages will be forthcoming.

ITEM 11: AD 11-018, 4 Dyocore Wind Turbines and 1 Inverter to be Mounted on the Roof at 23048 Tombill Rd., Locke Property (Action)

Mr. Berry, project representative, was not in attendance although he had confirmed he would be at the meeting.

MOTION: TO TABLE THE DYOCORE ITEM UNTIL NEXT MONTH (AUGUST).

Upon motion made by Bob Hailey and seconded by Kevin Wallace, the motion **passed 11-2-0-0-2**, with Chris Anderson and Dennis Sprong voting no, and Torry Brean and Angus Tobiason absent.

ITEM 12: Brief Presentation on Wholesale Distributed Generation Solar Project at 1650 Warnock Dr. Will be Applying for a Major Use Permit. Pritchard, from Sol Orchard (Discussion Only)

Jeff Brothers, President of Sol Orchard, and Will Pritchard of Sol Orchard made a presentation on a proposal they will be filing with the County, to put a wholesale distributed generation solar project on the hog farm on Warnock. Clean energy would be produced. The energy is sold to SDG&E who in turn sells it back to customers. They have a number of projects they have installed in the County.

Mr. Pritchard said the application has not been filed yet. The hog farm is 110 acres. If they put their installation on there, it would take up about 45 to 50 acres. They use a single axis tracking technology. The instruments range from about 4 feet off the ground to a maximum height of 7 feet.

Mr. Deskovick said that this use will take away from the farm land. Will there be tax incentives?

Mr. Pritchard said the tax rebates are for renewable energy projects. The project would connect to the local distribution lines. SDG&E has a renewable energy goal to meet.

Mr. Wallace asked what good this type of project would be to the community? It would be taking from the farm land. He feels the project is significant in nature and size.

Mr. Brothers said the advantage is that more transmission lines won't be needed and the energy will be generated locally. The proposed project would generate 7.5 megawatts, and could serve 3,000 to 4,000 homes in Ramona. There is no noise or dust associated with the project and little water is used.

Patrick Brown, a planner at DPLU, was in attendance. He works on renewable energy projects at DPLU.

Ms. Anderson asked Patrick Brown about renewable energy projects and renewable energy goals?

Mr. Brown said there are State goals. A utility is penalized if they don't meet their goals. The laws are AB 32 and SBX1 2. If a project generates 5,000 MW of energy, 1,500 MW should be renewable energy.

Ms. Anderson said this will be a visual eyesore on our ag land to meet the mandate.

Mr. Hogervorst said that these types of companies are approaching owners of farm land in the Warnock area. They are soliciting everyone.

Ms. Anderson said that regarding the Community Plan and GP Update – this issue has not even come up. We have fought to keep our visual elements in Ramona. She would like to see these

types of projects in unpopulated areas. She asked what type of environmental document would be required for these types of solar facilities?

Mr. Brown said it would probably be a mitigated negative declaration. An EIR could be done to link some if they are spread out but related.

Ms. Mansolf asked how Mr. Brown sees the regulations on this type of solar project progressing. As new technologies have been introduced, ordinances and regulations have evolved. For instance, we are hearing that 5 roof mounted wind turbines may be allowed by right on 1 home next year. Now an administrative permit is required.

Mr. Brown said that now these facilities require a building permit. If the project is 10 acres or less and not providing services to the site where the facility is located, it is a discretionary permit. If bigger than 10 acres, a major use permit is required.

Mr. Sprong said aesthetics are important for Ramona. The community is sympathetic to having lost vast amounts of farmland.

Mr. Ensign said that he is a landscape contractor, and he would be able to plant around such facilities to help disguise them.

Mr. Brown said some communities do not want their water usage going for screening, such as Borrego Springs.

Mr. Hickman said he likes solar. It is a tough sell in the community when it is going to take up most of a property. A determination would need to be made on where to put it. There is a direct benefit to the community.

Mr. Brothers said he is proud to generate power. He appreciates it being generated nearby. If it is imported and transmitted, then it is someone else's problem. Energy problems are worldwide. Don't depend on getting energy from someone else. The grid can't handle the electricity needed. Flat televisions and other modern enhancements require more energy. In Germany, they are doing massive solar installations, especially after the Fukushima disaster – they are getting rid of their nuclear energy.

Mr. Deskovick asked if they are using ag land in Germany?

Mr. Brothers said the preference there is not ag land, but areas such as old landfills.

The Chair said that the loss of farmland is a big concern. Also, that renewable energy resources are not included in planning documents such as the General Plan.

ITEM 13. SUBCOMMITTEE REPORTS

13-A: SOUTH (Hailey) (No Business)

13-B: WEST (Mansolf) (Action Item)

13-B-1: P87-028W1, Highland Valley Ranch, Modification of an Existing Major Use Permit to Expand an Adult Care Facility from 16 Residents to 52 Residents and to Add 23,252 Sq Ft to the Facility. Project going to Planning Commission 7-22-11 with a Recommendation of Approval and To be Sewered. RCPG to Reconsider Previous Motion "To Deny the Expansion Due to the

Incompatibility of the Project (Expansion) in The Area” before Considering New Information

The Chair said that Patrick Brown, project planner from DPLU, would discuss the project changes since the last time the RCPG has seen it, but there needed to be a motion to reconsider the past motion to deny the project first.

MOTION: TO RECONSIDER THE HIGHLAND VALLEY RANCH MOTION “TO DENY THE EXPANSION DUE TO THE INCOMPATIBILITY OF THE PROJECT (EXPANSION) IN THE AREA.”

The motion **passed 9-3-1-0-2**, with Scotty Ensign, Bob Hailey and Kristi Mansolf voting no, Kevin Wallace abstaining, and Torry Brean and Angus Tobiason absent.

Mr. Brown presented the project changes. Mr. O’Connor is proposing to build the project expansion in phases. The property is being used as an adult only head trauma facility. There has been a major use permit over the property since the 1980’s. There is 13,000 square feet of structures now, and 23,000 more are proposed to be built. The driveway will be relocated to enhance site distance, with the gate inset so traffic doesn’t stack up. Three single family residents will be built, and they will be designed to look like a home. The buildings will cover 4 percent of the lot. The gym will be 30 feet high, which is allowable under the height designator. The gym will be more of a physical therapy building – not a place to play basketball. The landscaping has been there, and more will be added. The County doesn’t support the package treatment plant, and the Department is recommending the project hook up to the sewer for the expansion. Sewer is currently 1 mile from Archie Moore. The project will be phased over 10 years. The first phase will include extending the sewer and building 1 residence. The second phase will add another residence, and the third phase will add the third residence and the gym.

He has checked with the community care licensing facility, and there have been no reports of people walking off of the site. The Sheriff reports show no calls of trespassing for 10 years. Water quality is another concern. Water will be treated. There will be no increase of water leaving the site. Inspections are required during the expansion. There are single family homes in the area now.

Speaker: Sandee Salvatore, Ramona Resident

Ms. Salvatore asked the RCPG to deny the project expansion. The lighting will be invasive. The project started with 6 clients and expanded to 16 under the major use permit. Fifty two clients are proposed. The site will be more commercial. The clients scare the neighbors. She asked the RCPG to deny the project again.

Speaker: Jim Salvatore, Ramona Resident

Mr. Salvatore took back a client himself who walked off the project site. The Salvatores can hear yelling and screaming. People get out. The area is not zoned for this type of project. Mr. O’Connor is looking for more homes to buy in the area. They got the okay for 6 or 7 people and now they want 52.

Speaker: Jack Allen, Ramona Resident

Mr. Allen has owned his property on Highland Valley Road since 1970. At first the Highland Valley Ranch was a house to take care of a limited number of people. People didn't want the facility to grow, but it expanded. He is not against the people, but this area is residential and ag zoning. There are problems with drainage. Mr. O'Connor will want more and more. It is not fair to the people living there. Package treatment plants have failed in the past and sewer had to be brought in.

Speaker: Melody Mitchell, Ramona Resident

Ms. Mitchell was new to the area when a person, bloodied and disheveled, walked onto her property. She didn't know the care facility was there. She was home alone with her 3 young children and was surprised and frightened by the intrusion, and called 911. Ms. Mitchell is opposed to the facility expanding. She is concerned with security on the project site.

Speaker: Lisa Le Fors, Ramona Resident

Ms. Le Fors said her northern property is contiguous to the proposed expansion. She is shocked to learn there were not police calls on file. A client of the care facility tried to get in her home. After the attendant came and got him, the attendant said the client was good 85 percent of the time. The project is sequential development in an ag zone. Mr. O'Connor asked Ms. Le Fors to let him know if she was interested in selling her property.

The Vice Chair said Ruth Barnett registered opposition but did not wish to speak.

Chris Brown, project consultant, said Mr. O'Connor has to meet strict requirements to keep his license in good standing. Sequential development is not in the plans. There have not been walkabouts in the past several years. The facility is not a locked-down facility. If someone leaves, Mr. O'Connor has to report this incident by law. It is part of his licensing requirements. If a new owner were to want to add beds in the future, the major use permit process would have to be gone through again. There are 400 beds in the state for this type of care. It is a residential care facility. To say it will be more impactful is not true.

Mr. Anderson said the RCPG denied the project a couple of years ago. The County can override our decision. He questioned the project expansion and Mr. O'Connor investing in putting the project on sewer.

Ms. Mansolf felt the project expansion was too much for the area. She was concerned with the clients getting out for their own safety as well as the neighbors' peace of mind and felt more security was necessary to protect the clients in an unlocked facility.

Mr. Hickman said the secondary access and second turn lane to accommodate traffic have not been addressed.

Ms. Anderson thanked the County for coming up to present the changes. She feels the project is too intensive for the neighborhood. The RMWD is out of sewer capacity. There is a problem with hooking up to the sewer. She has a problem with the intensity of use. The project area doesn't carry well. Mr. O'Connor should buy more property if he wants to expand.

Mr. Hailey feels the site will be commercial if it expands as proposed. People moved into a quiet residential area. Unless there is a compelling reason, he doesn't feel the expansion belongs in this area.

Mr. Sprong said he realizes there are not a lot of beds for this type of problem in the State. He is not for the project due to the scope proposed.

Mr. Stykel suggested the RCPG work with the County since the project would probably get approved. He felt this was a good time to give input on what would make the project work.

The Chair said Mr. O'Connor, in good faith, wants to maximize the potential of his property. He would like to see the neighbors have an opportunity to have their concerns mitigated. This is our chance to give input to mitigate the project. It would scare him if his wife and children were exposed to an experience like Ms. Mitchell shared. Using a GPS monitoring system seems like a simple solution. The project should not be impactful to the neighbors.

Mr. O'Connor said most of his clients were injured in their adult life. The community is not at risk from the clients. He has been in business for 20 years and has had no complaints. His clients are not killers or thieves – they are normal people who had a brain injury. He has the nursery on Hwy 67 where his clients can work. They are good residents and have not offended since 1991. Beds are needed. He could buy more property, but the facility as proposed will make a community.

MOTION: TO DENY THE PROPOSED HIGHLAND VALLEY RANCH PROJECT AS PRESENTED BASED ON THE INTENSITY OF THE PROJECT, NON-CONFORMITY OF THE NEIGHBORHOOD CHARACTER, PUBLIC OPPOSITION OF A COMMERCIAL USE IN AN AG LAND/RESIDENTIAL ZONING. NO PACKAGE TREATMENT PLANT AND THE SEWER DISTRICT IS CURRENTLY AT 100 PERCENT CAPACITY.

Upon motion made by Kevin Wallace and seconded by Bob Hailey, the motion **passed 9-2-1-1-2**, with Jim Piva and Paul Stykel voting no, Eb Hogervorst abstaining, Scotty Ensign stepping down, and Torry Brean and Angus Tobiason absent.

13-C: EAST (Ensign)(No Business)

13-D: PARKS (Tomlinson)(No Business)

13-E: GP Update Plan (Anderson)(No Business)

13-E-1: Ramona Community Plan Update. Discussion on County Changes and Determination if Complete to Go to Board of Supervisors for next GP Update Hearing 8-3-11.

Ms. Anderson brought forward changes to the Ramona Community Plan text from the GP Update Subcommittee meeting.

MOTION: TO SUBMIT THE MODIFICATION FROM THE RUSD AND OTHER COMMUNITY PLAN REVISIONS TO DPLU, TO BE PART OF THE RAMONA COMMUNITY PLAN:

- 1) **Policy COS 2.1.4, Page 41, *Encourage pocket parks within the Town Center area.* Staff proposed this change in an email dated June 3, 2011, and we agree with it.**
- 2) **Page 14, Domestic Agriculture:**
First line, ... perhaps the most (delete *an*) important...
Third line, remove the word many, ... 10 percent of (*many*) Ramona families...

- 3) **Page 20, School Services:** Delete text under heading and replace with:
Public school services are provided to the community of Ramona by the Ramona Unified School District. Enrollment during the 2010-2011 school year was 6,242 in grades ranging from kindergarten through 12. The District's enrollment has steadily declined since 2002-2003 when the enrollment was 7,271. There are currently five elementary schools, one high school, one alternative high school and one middle school. Data on each of the school sites can be accessed through the District's website at www.ramonausd.net.
- 4) **Page 23, Community Vision,** modify the end of the fourth paragraph to include
"pedestrians, bicycles and equestrians."

Upon motion made by Chris Anderson and seconded by Matt Deskovick, the motion **passed 12-0-1-0-2**, with Kevin Wallace abstaining, and Torry Brean and Angus Tobiason absent.

13-E-2: Ramona Referrals – Two Referrals Approved, No More to be Heard

Ms. Anderson presented information put together by the GP Update Subcommittee that described how they felt the referral process was unfair in that 1 referral we had been recommending since before 2002, Bunnie King, was not approved. In 2002, the property was still being considered for 4 acre lots, and then it changed to 10 acre lots. Open space in the vicinity of the property had been approved around that time. There were 2 referrals in this area, #20 and #21, and neither were approved because they might trigger recirculation of the EIR. Two requests were approved for Ramona, and they had been initiated by the property owners. Both had given something up. Ms. Anderson asked that a letter be sent of the ideas generated at the GP Update Subcommittee.

MOTION: TO SEND A LETTER TO THE COUNTY OUTLINING OUR DISSATISFACTION OF THE PROPERTY REFERRAL PROCESS AND THE FINAL RESULTS.

The motion **passed 12-0-0-1-2**, with Torry Brean and Angus Tobiason absent.

13-F: CUDA (Brean)(No Business)

13-G: Transportation/Trails (Sprong)(Action Items)

13-G-1: Intersection of 7th and Main – Consideration of Parking Prohibition On 7th Near Corner due to Tightness of Turning Corners onto 7th and Main, and from 7th onto Main, North Side of Main – *Approved on Consent*

13-G-2: P87-028W1, Highland Valley Ranch Modification of an Existing Major Use Permit to Expand an Adult Care Facility. Consideration of Parking Prohibition along Highland Valley Rd. to Allow for the Public to Have a through Pathway Connection. It would also be Conducive to Bicycle Travel. RCPG Voted 9-3-09, "To Deny as Submitted Due To Our Previous Rejection of the Project" Motion must be Reconsidered Prior to Considering New Information – *Not Addressed*

13-H: DESIGN REVIEW (Chris Anderson) – Update on Projects Reviewed by the Design Review Board

Ms. Anderson announced that there are 3 vacancies on the Design Review Board. The meeting is the last Thursday of the month. She invited RCPG members to submit their names.

13-I: Village Design Committee Meeting Report (Brean, Stykel)

The Chair announced that Mr. Muto and other planners from DPLU will be at the August 4 meeting to discuss the GP Update and the Village Design project.

ITEM 14: OTHER BUSINESS (Chair) (Possible Action)

A. Discussion of Setting a Date for an Evacuation Table Top Exercise in Ramona and Consideration of Event Objectives

Ms. Mansolf attended the Table Top Exercise in Deer Springs that was put together by the County Office of Emergency Services (OES) and involved law enforcement, fire and other key people who respond in an emergency/disaster. A scenario was worked through using procedures that are in place to test the readiness of the community. Ramona will have an opportunity to have a similar exercise. There will be planning meetings in preparation of the exercise, and OES has asked to have a representative designated. Ms. Mansolf presented the objectives of the Deer Springs table top exercise.

MOTION: TO DESIGNATE MS. MANSOLF TO BE THE RCPG REPRESENTATIVE AT THE PLANNING MEETINGS.

Upon motion made by Dennis Sprong and seconded by Bob Hailey, the motion **passed 13-0-0-0-2**, with Torry Brean and Angus Tobiason absent.

ITEM 15: ADMINISTRATIVE MATTERS (Chair)

A. Names Submitted for New Subcommittee Members (Action) – None

B. Agenda Requests

Mr. Sprong requested the Highland Valley/Dye/Hwy 67 Intersection be put on the agenda for August.

The Chair said they have been waiting for a key person from CalTrans to return from vacation to set up a meeting of the Hwy 67 Subcommittee. He would like to have the meeting first with CalTrans to discuss the intersection prior to bringing the item to the RCPG.

The Chair said there has been a request to put the RCPG Standing Rules on the agenda to accurately reflect the time of the RCPG meeting.

C. Concerns of Members – None

ITEM 16: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf